

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Harts Run Court, 470' SE of *
the c/l of Metfield Road * DEPUTY ZONING COMMISSIONER
(9 Harts Run Court) *
9th Election District * OF BALTIMORE COUNTY
6th Councilmanic District * Case No. 96-322-SPH

The Ryland Group, Inc., Owners/
Steven E. Meconi, et ux, Contract Purchasers

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 9 Harts Run Court, located in the vicinity of Cromwell Bridge Road and Cowpens Avenue near Towson. The Petition was filed by the owners of the property, The Ryland Group, Inc., by Christopher Spendley, President, and the Contract Purchasers, Steven E. and Jean M. Meconi. The Petitioners seek approval of an interior alteration to the basement level of an existing dwelling to create an in-law suite, containing a kitchen and one bedroom. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Victoria Meyer, a representative of The Ryland Group, Inc., Jean Meconi, Contract Purchaser, and Philip N. Tirabassi, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.626 acres, more or less, zoned D.R.1 and is proposed for development with a single family dwelling. The subject dwelling is near completion, however, the Petitioners are desirous of creating an in-law apartment in the basement level of the home to provide separate living

ORDER RECEIVED FOR FILING

Date

By

quarters for Mr. Meconi's parents, Edward and Irene Meconi. Jean Meconi testified that her mother-in-law was recently diagnosed with Alzheimer's Disease and that she and her husband wish to provide a small apartment in the basement of their home for their in-laws to live and deal with this medical condition. There is no rental arrangement between the Petitioners and all parties agreed that the apartment will be removed if and when the in-laws cease to occupy same. In the event the Petitioners wish to have another family member use the in-law apartment, they must then re-Petition the Zoning Commissioner's Office for approval of same.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.


THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1996 that the Petition for Special Hearing seeking approval of an interior alteration to the basement level of an existing dwelling to create an in-law suite, containing a kitchen and one bedroom, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The special hearing relief granted herein is limited to Mr. Meconi's parents, Edward and Irene Meconi for so long as they shall reside in the subject apartment. In the event they no longer reside in the apartment and the Petitioners wish to allow another family member to reside therein, then the Petitioners shall re-Petition the Zoning Commissioner's office for a determination as to the appropriateness of same.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9 Harts Run Ct., Lot 37, Brookview Farms II

96-322-SPH

which is presently zoned DR. 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Interior alteration to partial basement and create in-law suite which will add one bedroom and one kitchen. Existing use is single family under construction see bldg. permit #B241169.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Steven E. & Jean M. Meconi

(Type or Print Name)

Signature

1815 Bushley Rd.

Address

Balto., MD 21234 wk. #494-2990

City

State

Zipcode

Attorney for Petitioner:

n/a

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

The Ryland Group, Inc.

(Type or Print Name)

Signature

Christopher Spendley, President

(Type or Print Name)

Signature

1447 York Rd., St. 705

821-5311

Address

Phone No.

Lutherville, MD 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Victoria Meyer, The Ryland Group, Inc.

Name

1447 York Rd., St. 705, 512-4496

Address Lutherville, MD 21093

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE



MICROFILMED

322

96-322-58H

Zoning Description
#9 Harts Run Court

BEGINNING at a point on the east side of Harts Run Court which is 50-foot radial width right-of-way at the distance of 470 feet more or less south and east of the centerline of Metfield Road, 50-foot wide right-of-way. Being Lot No. 37, Plat "A", Section Two, in the "Brookview Farms" subdivision, as recorded in Baltimore County Plat Book No. 65, Folio 148, containing 0.626 Acres. Also known as #9 Harts Run Court and located in the 9th Election District, and the 6th Councilmanic District.

96-322-SPT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 3-22-96

Posted for: April 8, 1996 hearing

Petitioner: The Tyland Group and Steven & Jean Mcconie

Location of property: 9 Harts Run Court

Location of Signer: _____

Remarks: _____

Posted by Mark Gendel Date of return: _____
Signature

Number of Signs: _____



CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

APPROVED

NOTICE OF PUBLIC HEARING
 The Planning Commission of Baltimore County, Maryland, will hold a public hearing on the proposed amendments to the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 N. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case: #35-322-SPH (Item 322)
 9 Paris Run Court
 255 Paris Run Court, 470 SE of Metfield Road
 Old Election District
 6th Court District
 Legal Owners: The Roland Group, Inc.
 Contract Purchaser: Steven E. and Jean M. Mcconi
 Special Hearing: To approve interior alteration to partial basement and create in-law suite.
 Hearing: Monday, April 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.
LAWRENCE STAMBY
 Zoning Commissioner for Baltimore County
 NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.
 (2) For information concerning the PLE and/or Hearing, Please Call 887-3351.
 3/10/96 Mar 14 137137

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

JLI # 322

No. 010578

96-322-SPH

DATE 2/23/96 ACCOUNT 70016150

AMOUNT \$ 85.00

RECEIVED FROM: RYLAND HOMES

RES SPH 9 HARTS AUNT 50.00

1 SIGN 35.00

FOR: 85.00

02/23/96 10:20 AM
BY 00107306N02-23-96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 322 Petitioner: Steven E. & Jean M. Meconi and The Ryland Group, INC.

Location: 9 Harts Run Ct., Lot 37, Brookview Farms II, Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

NAME: The Ryland Group, Inc.

ADDRESS: 1447 York Rd., St. 705, Lutherville, MD 21093

PHONE NUMBER: 512-4496 or 821-5311



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

TO: PUTUXENT PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

The Ryland Group, Inc.
1447 York Road #705
Lutherville, MD 21093
512-4496

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-322-SPH (Item 322)
9 Harts Run Court
E/S Harts Run Court, 470' SE of Metfield Road
9th Election District - 6th Councilmanic
Legal Owner: The Tyland Group, Inc.
Contract Purchaser: Steven E. and Jean M. Meconi

Special Hearing to approve interior alteration to partial basement and create in-law suite.

HEARING: MONDAY, APRIL 8, 1996 at 10:00 a.m in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-322-SPH (Item 322)
9 Harts Run Court
E/S Harts Run Court, 470' SE of Metfield Road
9th Election District - 6th Councilmanic
Legal Owner: The Tyland Group, Inc.
Contract Purchaser: Steven E. and Jean M. Meconi

Special Hearing to approve interior alteration to partial basement and create in-law suite.

HEARING: MONDAY, APRIL 8, 1996 at 10:00 a.m in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Arnold Jablon
Director

cc: The Ryland Group, Inc./Victoria Meyer
Steven and Jean Meconi

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 1996

Mr. and Mrs. Steven Meconi
1815 Bushley Road
Baltimore, MD 21234

RE: Item No.: 322
Case No.: 96-322-SPH
Petitioner: S. E. Meconi, et ux

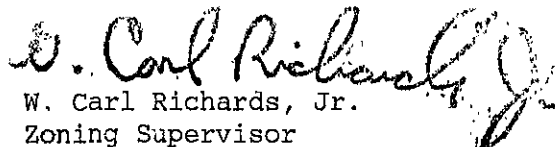
Dear Mr. and Mrs. Meconi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



3/18/96
f

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
PDM

DATE: March 13, 1996

FROM: Robert A. Wirth *RAW/DEPRM*
Permits and Development Review
DEPRM

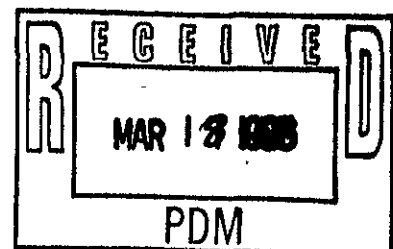
SUBJECT: Zoning Advisory Committee
Meeting of: March 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 316
317
318
319
322
323
324 4

RAW:sp

MTG/DEPRM/TXTSBP



microfilm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 11, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 7, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333 9

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

100-84-12-155



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-1-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 322 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

RECORDED

PETITION PROBLEMS

#317 --- JRA

1. Notary section is incomplete.

#320 --- JJS

1. Receipt still in folder, not given to petitioner.

#321 --- JLL

1. No telephone number for legal owner.

#322 --- JLL

1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

#232 --- JLL

1. Need printed name and title of person signing for contract purchaser.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 23, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Item #322
9 Harts Run Court

Applicant was advised of usual requirement for attorney when incorporated body involved. They chose to file and request relief from this in writing to the zoning commissioner due to hardship on the contract purchaser.

JLL:scj

FILE TO ITEM
322

PROVISIONAL APPROVAL

PERMIT NUMBER: B262521



Date: March 5, 1996

Location: #9 HARTS RUN COURT (LOT #37)

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

☒ Owner has filed for a public hearing, Item # 322.

☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

[Signature]
ZONING STAFF

[Signature]
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner [Signature]
Printed Name Christopher Spendley, President
The Ryland Group, Inc.

Signed - Contract Purchaser [Signature]
Printed Name Jean Meconi

Address 1447 York Rd., St. 705,
Lutherville, MD 21093

Address 1815 Ashley Rd.,
Balto., MD 21234

Work Phone # 821-5311

Work Phone # 494-2990

Home Phone # _____

Home Phone # 668-9391

MICROFILMED

RE: PETITION FOR SPECIAL HEARING
9 Harts Run Court, E/S Harts Run Ct,
470' SE of Metfield Road, 9th
Election District - 6th Councilmanic

Legal Owner: The Ryland Group, Inc.
Contract Purchaser: Steven & Jean Meconi
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-322-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Victoria Meyer, The Ryland Group, Inc., 1447 York Road, Suite 705, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECORDED

February 27, 1996

RYLAND
HOMES

96-781
ITEM #
322

Mr. Arnold Jablon
Director of P. D. M.
111 W. Chesapeake Avenue
Towson, MD 21204

1447 York Road
Suite 705
Lutherville, Maryland
21093

410 821-5311 Tel
410 321-0594 Fax

*4/28/96
f
to work
To: JLL
3/1/96
provisional permit
filed - ucr
DSK 3/4*

**RE: 9 HARTS RUN CT., LOT 37, SPECIAL HEARING TO ADD IN-LAW SUITE W/ KITCHEN
AND REQUEST FILE FOR CONDITIONAL BLDG. PERMIT**

Dear Mr. Jablon,

Last week, I tried to file a alteration permit to finish basement and create an in-law suite which will add one bedroom and one kitchen to the lower level of our last house under construction in Brookview Farms, II. Ryland Homes doesn't normally do this custom option therefore, I was unaware that Baltimore County Zoning Department requires a special hearing due to the extra kitchen. Which you may know takes 30-40 days to get a special hearing date.

I luckily got an appointment for a hearing checklist on Friday, February 23, 1996 with John Lewis, who suggested I write you. The special hearing will not be scheduled until 30-40 days from this appointment date. I was hoping that you allow me to file for a conditional permit to continue building the lower level. The customer's home has been delayed for one year previously due to Baltimore County's sediment control pond regulations. The initial permit required grass and stabilization before the building permit could be issued. This is why we offered to build the in-law suite for the future homeowners, Steven E. and Jean Meconi.

I have attached a lettsser from the future homeowners stating that they have spoken to all the neighbors in Harts Run Court. We foresee know problem with adding the kitchen with the neighbors. If you can let me know on your decision to file for a conditional permit as soon as possible. The future homeowners are due to settle on this home in April, 1996.

Thank you in advance for your time and consideration on this matter. If you have any questions or need to discuss this matter further my telephone number is 512-4496.

Very truly,

THE RYLAND GROUP, INC.

RYLAND
HOMES

Victoria Meyer
Victoria Meyer
Permit Administrator

Baltimore Division

Victoria Meyer
Permit Administrator

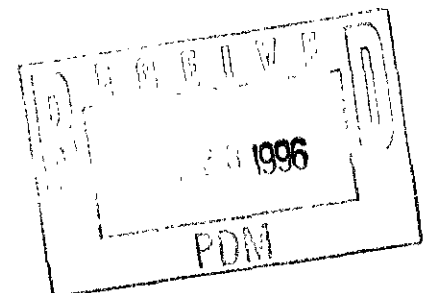
410 232-7262 Beeper
410 512-4496 Direct Line
410 321-0594 Fax
410 821-5311 Tel

Galleria Towers
1447 York Rd., Suite 705
Lutherville, Maryland 21093

Attachment: Letter from Mrs. Jean Meconi

cc: Chris Spendley, President
Bob Padgett, V. P. of Construction
Jean & Steven Meconi, Contract Purchasers
Patricia Davis, Sales Mgr.

*3/5/96
9TH ED.*



*DISCUSSED ON PHONE WITH V.M., FILED UNDER ITEM # 322
THEY ARE FILING PROVISIONAL PERMIT FOR BLDG PERMIT.*

** NO FURTHER LTR. RESPONSE.*

*V.M. PICKED UP FORM FOR
SIGNATURES 3/5/96 FORM APPROVED 3/6/96*

FOR ITEM # 322

**RYLAND
HOMES**

1447 York Road
Suite 705
Lutherville, Maryland
21093

410 821-5311 Tel
410 321-0594 Fax

March 7, 1996

Mr. John Lewis
Baltimore County Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

RE: SPECIAL HEARING, ITEM #322, 9 HARTS RUN CT., LOT 37, BROOKVIEW FARMS II

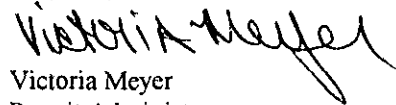
Dear John,

In reference, to the above mentioned item Ryland has selected as Attorney:

**Philip N. Tirabassi
727 N. Hickory Avenue
Bel Air, MD 21014
Telephone 879-0026 or 477-8400**

This information was not included on the Petition Hearing application. If you have questions, please contact me at 512-4496.

Very truly,



Victoria Meyer
Permit Administrator

NOTE: Copy of Notice of Hearing mailed to Mr. Tirabassi 3/8/96.



February 27, 1996

To: Arnold Jablon, Director
Department of Permits, Development Management

Dear Sir,

I am writing you this letter to explain our current situation with Lot #37 Brookview Farms. Ryland has obtained the necessary forms to file for a permit to construct an in-law unit which includes a kitchen. It is my understanding that the permit process takes 30 days from the file date. Unfortunately, this will create an additional loss of time toward the completion date of our home.

We originally signed the purchase contract back in January of 1995. Construction of our home was held up due to the sediment control pond permit release. Without elaborating on the entire time frame of the project, I would like to share with you the reason for the request of a conditional permit to continue to build our home.

My husband's parents are in their 70's and his mother was diagnosed with Alzheimer's disease. Due to the nature of this disease, we feel it is our responsibility to support his father with the necessary care and love that our parents gave to us as children. Time is of the essence, because of the nature of this disease. The disease is extremely demanding on the caregiver which, at this time, is strictly my husband's father. Our parents live in Florida, but as soon as our home is completed, we are preparing for them to move to Maryland.

This information has been shared with our neighbors and has been recently discussed, as of Sunday, February 25, 1996. We informed our neighbors of the permit process and their reply has been a positive one. Based on this information, I am hoping that you will help us out during this delicate time.

Sincerely,


Jean Meconi

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 16, 1996

Philip N. Tirabassi, Esquire
6916 North Point Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
E/S Harts Run Court, 470' SE of the c/l of Metfield Road
(9 Harts Run Court)
9th Election District - 6th Councilmanic District
The Ryland Group, Inc., Owners, and Steven E. Meconi, et ux,
Contract Purchasers - Petitioners
Case No. 96-322-SPH

Dear Mr. Spendley & Ms. Meyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Christopher Spendley, President, and
Ms. Victoria Meyer, The Ryland Group, Inc.,
1447 York Road, Suite 705, Lutherville, Md. 21093

Mr. & Mrs. Steven E. Meconi
1815 Bushley Road, Baltimore, Md. 21234

People's Counsel; Case File



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Harts Run Court, 470' SE of * DEPUTY ZONING COMMISSIONER
the c/l of Metfield Road
(? Harts Run Court) * OF BALTIMORE COUNTY
9th Election District
5th Councilmanic District * Case No. 96-322-SPH

The Ryland Group, Inc., Owners/
Steven E. Meconi, et ux, Contract Purchasers

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 9 Harts Run Court, located in the vicinity of Cromwell Bridge Road and Cowpens Avenue near Towson. The Petition was filed by the owners of the property, The Ryland Group, Inc., by Christopher Spendley, President, and the Contract Purchasers, Steven E. and Jean M. Meconi. The Petitioners seek approval of an interior alteration to the basement level of an existing dwelling to create an in-law suite, containing a kitchen and one bedroom. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Victoria Meyer, a representative of The Ryland Group, Inc., Jean Meconi, Contract Purchaser, and Philip N. Tirabassi, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.626 acres, more or less, zoned D.R.1 and is proposed for development with a single family dwelling. The subject dwelling is near completion, however, the Petitioners are desirous of creating an in-law apartment in the basement level of the home to provide separate living

quarters for Mr. Meconi's parents, Edward and Irene Meconi. Jean Meconi testified that her mother-in-law was recently diagnosed with Alzheimer's Disease and that she and her husband wish to provide a small apartment in the basement of their home for their in-laws to live and deal with this medical condition. There is no rental arrangement between the Petitioners and all parties agreed that the apartment will be removed if and when the in-laws cease to occupy same. In the event the Petitioners wish to have another family member use the in-law apartment, they must then re-Petition the Zoning Commissioner's Office for approval of same.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1996 that the Petition for Special Hearing seeking approval of an interior alteration to the basement level of an existing dwelling to create an in-law suite, containing a kitchen and one bedroom, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

- 2 -

time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The special hearing relief granted herein is limited to Mr. Meconi's parents, Edward and Irene Meconi for so long as they shall reside in the subject apartment. In the event they no longer reside in the apartment and the Petitioners wish to allow another family member to reside therein, then the Petitioners shall re-Petition the Zoning Commissioner's Office for a determination as to the appropriateness of same.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 16, 1996

Philip N. Tirabassi, Esquire
6916 North Point Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
E/S Harts Run Court, 470' SE of the c/l of Metfield Road
(9 Harts Run Court)
9th Election District - 6th Councilmanic District
The Ryland Group, Inc., Owners, and Steven E. Meconi, et ux,
Contract Purchasers - Petitioners
Case No. 96-322-SPH

Dear Mr. Spendley & Ms. Meyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Christopher Spendley, President, and
Ms. Victoria Meyer, The Ryland Group, Inc.,
1447 York Road, Suite 705, Lutherville, Md. 21093

Mr. & Mrs. Steven E. Meconi
1815 Bushley Road, Baltimore, Md. 21234

People's Counsel; Case File

Printed with Stylist 114
on Recycled Paper

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 9 Harts Run Ct, Lot 37, Brookview Farms II
which is presently zoned DR. 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Interior alteration to partial basement and create in-law suite which will add one bedroom and one kitchen. Existing use is single family under construction see bldg. permit #B241169.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
Steven E. & Jean M. Meconi
(Type or Print Name)
Signature *Steven E. Meconi*
1815 Bushley Rd.
Baltimore, MD 21234 wk. #494-2990
City State Zip

Attorney for Petitioner:
n/a
(Type or Print Name)
Signature
Address Phone No.
City State Zip

Legal Owner(s):
The Ryland Group, Inc.
(Type or Print Name)
Signature *Christopher Spendley*
Christopher Spendley, President
Signature *John J. Ryland*
1447 York Rd., St. 705
Lutherville, MD 21093 821-5311
Address Phone No.

Victoria Meyer, The Ryland Group, Inc.
Name
1447 York Rd., St. 705, 512-4496
Address Lutherville, MD 21093 Phone No.
City State Zip

ESTIMATED LENGTH OF HEARING: _____
the following dates: _____
ALL OTHER: _____
REVIEWED BY: _____ DATE: _____

MICROFILMED

Zoning Description
#9 Harts Run Court

BEGINNING at a point on the east side of Harts Run Court which is 50-foot radial width right-of-way at the distance of 470 feet more or less south and east of the centerline of Metfield Road, 50-foot wide right-of-way. Being Lot No. 37, Plat "A", Section Two, in the "Brookview Farms" subdivision, as recorded in Baltimore County Plat Book No. 65, Folio 148, containing 0.626 Acres. Also known as #9 Harts Run Court and located in the 9th Election District, and the 6th Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 3-22-96
Posted for: April 8, 1996 hearing
Petitioner: The Ryland Group and Steven & Jean Meconi
Location of property: 9 Harts Run Court
Location of Sign: _____
Remarks: _____
Posted by: Mark Davis Signature Date of return: _____
Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14, 1996.

THE JEFFERSONIAN,
A. Henderson
LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 3/23/96 ACCOUNT: RACH150

AMOUNT: \$ 86.00

RECEIVED FROM: RYLAND HOMES
RES SPH 9 HARTS RUN CT 50.00
FOR: 1 SIGN 35.00
TOTAL: \$ 85.00

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

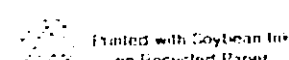
Item No.: 322 Petitioner: Steven E. & Jean M. Meconi and The Ryland Group, Inc.
Location: 9 Harts Run Ct., Lot 37, Brookview Farms II, Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

NAME: The Ryland Group, Inc.

ADDRESS: 1447 York Rd., St. 705, Lutherville, MD 21093

PHONE NUMBER: 512-4496 or 821-5311



12

TO: PHOTOZY PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

The Ryland Group, Inc.
1447 York Road #705
Lutherville, MD 21093
512-4496

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-322-SPH (Item 322)

9 Harts Run Court
S/S Harts Run Court, 470' SE of Metfield Road
9th Election District - 6th Councilmanic
Legal Owner: The Ryland Group, Inc.
Contract Purchaser: Steven E. and Jean M. Meconi

Special Hearing to approve interior alteration to partial basement and create in-law suite.

HEARING: MONDAY, APRIL 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-322-SPH (Item 322)

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S/S Harts Run Court, 470' SE of Metfield Road
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Legal Owner: The Ryland Group, Inc.
Contract Purchaser: Steven E. and Jean M. Meconi

Special Hearing to approve interior alteration to partial basement and create in-law suite.

HEARING: MONDAY, APRIL 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Carl Jablon

Arnold Jablon
Director

cc: The Ryland Group, Inc./Victoria Meyer
Steven and Jean Meconi

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 1996

Mr. and Mrs. Steven Meconi
1815 Bushley Road
Baltimore, MD 21234

RE: Item No.: 322
Case No.: 96-322-SPH
Petitioner: S. E. Meconi, et ux

Dear Mr. and Mrs. Meconi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
PDM DATE: March 13, 1996

FROM: Robert A. Wirth *RAW/jw*
Permits and Development Review
DEPRM

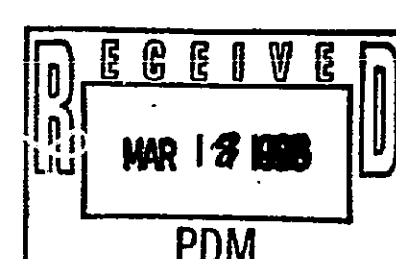
SUBJECT: Zoning Advisory Committee
Meeting of: March 4, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 316
317
318
319
322
323
324

RAW:sp

MTG/DEPRM/TXTSBP



MICROFILMED

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: March 11, 1996

FROM: Robert M. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc: File

ZONE1

MICROFILMED

Baltimore County Government Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 06, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 316, 317, 319 AND 322.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management DATE: March 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 316, 317, 319, 321, 322, 325, 327, 329, 330, and 333

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Erny L. Lema*

PK/JL

ITEM316/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 322 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

PETITION PROBLEMS

#317 --- JRA

1. Notary section is incomplete.

#320 --- JJS

1. Receipt still in folder, not given to petitioner.

#321 --- JLL

1. No telephone number for legal owner.

#322 --- JLL

1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

#232 --- JLL

1. Need printed name and title of person signing for contract purchaser.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 23, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

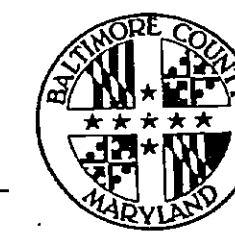
SUBJECT: Item #322
9 Harts Run Court

Applicant was advised of usual requirement for attorney when incorporated body involved. They chose to file and request relief from this in writing to the zoning commissioner due to hardship on the contract purchaser.

JLL:scj

Baltimore County Government
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204
(410) 887-3391

FILE TO ITEM
322



PROVISIONAL APPROVAL
PERMIT NUMBER: 0262321

Date: March 5, 1996

Location: 9 HARTS RUN COURT (LOT #32)

The issuance of this permit is in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

- ☒ Owner has filed for a public hearing, Item #322.
- ☐ Owner must file for a public hearing within _____ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

Jeffrey J. Lewis
ZONING STAFF

Carl John
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner	<i>Christopher Spendley</i>	Signed - Contract Purchaser	<i>Jean Meconi</i>
Printed Name	The Ryland Group, Inc.	Printed Name	Jean Meconi
Address	1447 York Rd., Ste. 705 Lutherville, MD 21093	Address	1815 Bayley Rd., Baltimore, MD 21234
Work Phone #	821-5311	Work Phone #	494-2950
Home Phone #		Home Phone #	668-2371

Revised 8/1/95

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
9 Harts Run Court, E/S Harts Run Ct. * ZONING COMMISSIONER
470' SE of Metfield Road, 9th *
Election District - 6th Councilmanic *
* OF BALTIMORE COUNTY
Legal Owner: The Ryland Group, Inc. * CASE NO. 96-322-SPH
Contract Purchaser: Steven & Jean Meconi *
Petitioners * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 837-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Victoria Meyer, The Ryland Group, Inc., 1447 York Road, Suite 705, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

February 27, 1996

Mr. Arnold Jablon
Director of P. D. M.
111 W. Chesapeake Avenue
Towson, MD 21204

RE: 9 HARTS RUN CT., LOT 37, SPECIAL HEARING TO ADD IN-LAW SUITE W/ KITCHEN AND REQUEST FILE FOR CONDITIONAL BLDG. PERMIT

Dear Mr. Jablon,

Last week, I tried to file a alteration permit to finish basement and create an in-law suite which will add one bedroom and one kitchen to the lower level of our last house under construction in Brookview Farms, II. Ryland Homes doesn't normally do this custom option therefore, I was unaware that Baltimore County Zoning Department requires a special hearing due to the extra kitchen. Which you may know takes 30-40 days to get a special hearing date.

I luckily got an appointment for a hearing checklist on Friday, February 23, 1996 with John Lewis, who suggested I write you. The special hearing will not be scheduled until 30-40 days from this appointment date. I was hoping that you allow me to file for a conditional permit to continue building the lower level. The customer's home has been delayed for one year previously due to Baltimore County's sediment control pond regulations. The initial permit required grass and stabilization before the building permit could be issued. This is why we offered to build the in-law suite for the future homeowners, Steven E. and Jean Meconi.

I have attached a letter from the future homeowners stating that they have spoken to all the neighbors in Harts Run Court. We foresee know problem with adding the kitchen with the neighbors. If you can let me know on your decision to file for a conditional permit as soon as possible. The future homeowners are due to settle on this home in April, 1996.

Thank you in advance for your time and consideration on this matter. If you have any questions or need to discuss this matter further my telephone number is 512-4496.

Very truly,

THE RYLAND GROUP, INC.

Victoria Meyer
Victoria Meyer
Permit Administrator

Attachment: Letter from Mrs. Jean Meconi

cc: Chris Spendley, President
Bob Padgett, V. P. of Construction
Jean & Steven Meconi, Contract Purchasers
Patricia Davis, Sales Mgr.

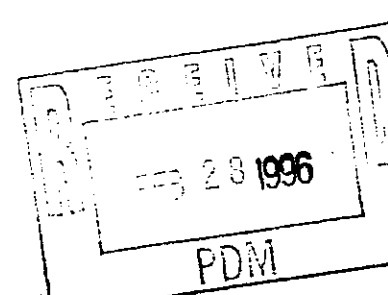
DISCUSSED ON PHONE WITH V.M. FILED UNDER ITEM # 322
THEY ARE FILING PROVISIONAL PERMIT FOR BLDG. PERMIT.
* NO FURTHER LTR. RESPONSE
V.M. PICKED UP FROM FOR
SIGNATURES 3/5/96 PERM AND 3/5/96

RYLAND HOMES
ITEM # 322

1447 York Road
Suite 705
Lutherville, Maryland
21093
410 821-5311 Tel
410 221-0594 Fax

RYLAND HOMES
Baltimore Division

Victoria Meyer
Permit Administrator
410 232 7262 Beeger
410 512 5496 Direct Line
410 321-0594 Fax
410 821-5311 Tel
Columbia Towers
1447 York Rd., Suite 705
Lutherville, Maryland 21093



FOR ITEM # 322 RYLAND HOMES

March 7, 1996

Mr. John Lewis
Baltimore County Planning & Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

RE: SPECIAL HEARING, ITEM #322, 9 HARTS RUN CT., LOT 37, BROOKVIEW FARMS II

Dear John,

In reference, to the above mentioned item Ryland has selected as Attorney:

Philip N. Tirabassi
727 N. Hickory Avenue
Bel Air, MD 21034
Telephone 879-8026 or 477-8400

This information was not included on the Petition Hearing application. If you have questions, please contact me at 512-4496.

Very truly,

Victoria Meyer
Victoria Meyer
Permit Administrator

NOTE: Copy of Notice of Hearing mailed to Mr. Tirabassi 3/8/96.

February 27, 1996

To: Arnold Jablon, Director
Department of Permits, Development Management

Dear Sir,

I am writing you this letter to explain our current situation with Lot #37 Brookview Farms. Ryland has obtained the necessary forms to file for a permit to construct an in-law unit which includes a kitchen. It is my understanding that the permit process takes 30 days from the file date. Unfortunately, this will create an additional loss of time toward the completion date of our home.

We originally signed the purchase contract back in January of 1995. Construction of our home was held up due to the sediment control pond permit release. Without elaborating on the entire time frame of the project, I would like to share with you the reason for the request of a conditional permit to continue to build our home.

My husband's parents are in their 70's and his mother was diagnosed with Alzheimer's disease. Due to the nature of this disease, we feel it is our responsibility to support his father with the necessary care and love that our parents gave to us as children. Time is of the essence, because of the nature of this disease. The disease is extremely demanding on the caregiver which, at this time, is strictly my husband's father. Our parents live in Florida, but as soon as our home is completed, we are preparing for them to move to Maryland.

This information has been shared with our neighbors and has been recently discussed, as of Sunday, February 25, 1996. We informed our neighbors of the permit process and their reply has been a positive one. Based on this information, I am hoping that you will help us out during this delicate time.

Sincerely,
Jean Meconi
Jean Meconi

MICROFILMED

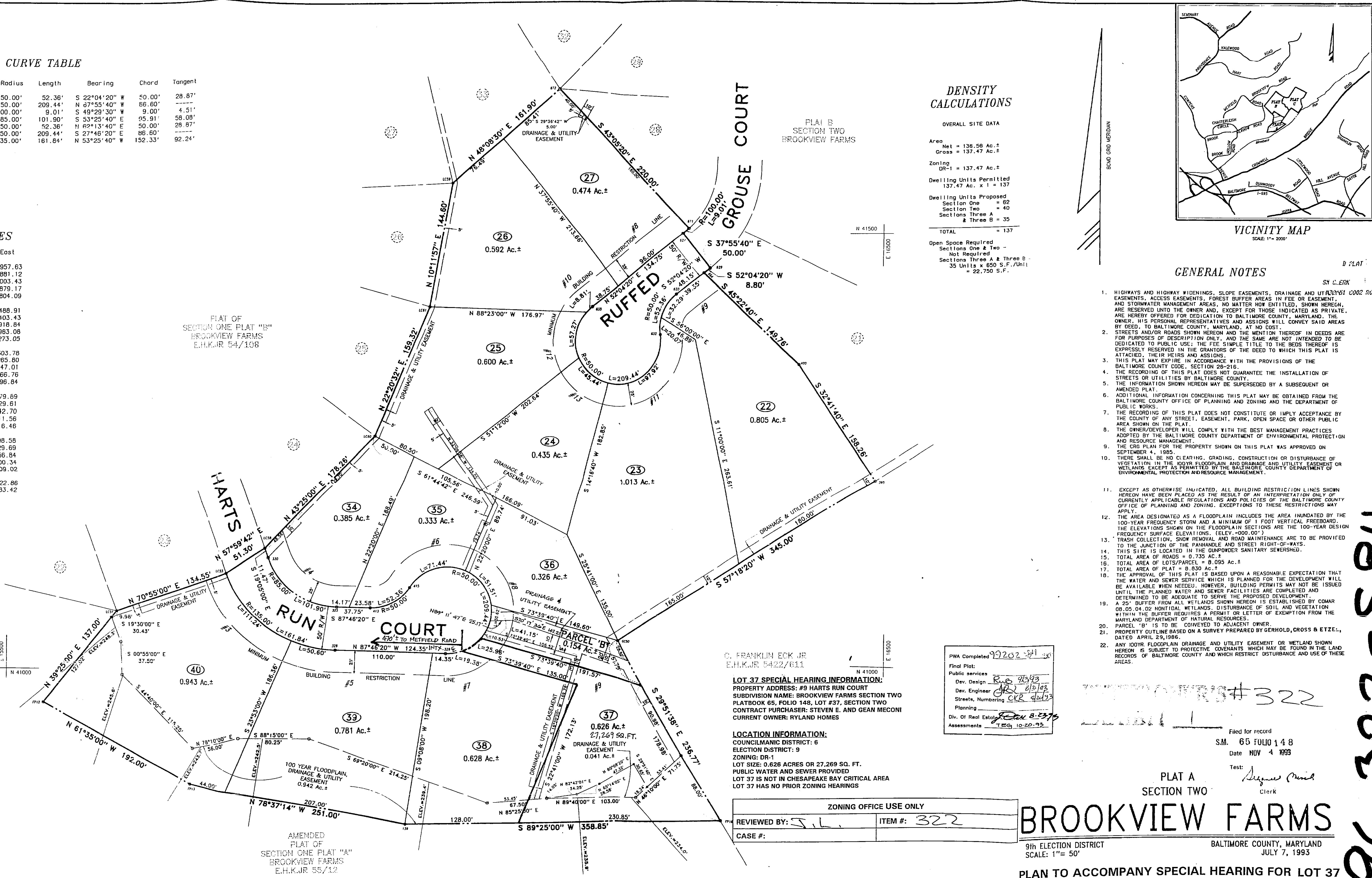
100 P.O. BOX 1021 TOWSON, MD 21204 TEL 410-292-1262 FAX 410-292-1262

CURVE TABLE

From-To	Delta	Radius	Length	Bearing	Chord	Tangent
630-632	60°00'00"	50.00'	52.36'	S 22°04'20" W	50.00'	28.87'
632-635	240°00'00"	50.00'	209.44'	N 67°55'40" W	66.60'	-----
671-627	05°09'40"	100.00'	9.01'	S 49°29'30" W	9.00'	4.51'
330-325	68°41'20"	85.00'	92.36'	S 53°25'40" E	95.91'	58.08'
413-415	60°00'00"	50.00'	101.90'	N 69°13'40" E	50.00'	28.87'
415-326	240°00'00"	50.00'	209.44'	S 27°46'20" E	66.60'	-----
329-LC53	68°41'20"	135.00'	161.84'	N 53°25'40" W	152.33'	92.24'

COORDINATES

No.	North	East
139	40820.68	15957.63
325	41070.80	15881.12
326	41015.81	16003.43
329	41020.64	15879.17
330	41127.75	15804.09
395	41216.03	16488.91
400	41349.21	16403.43
413	41069.14	15918.64
415	41092.43	15963.08
627	41499.26	16273.05
629	41459.82	16303.78
630	41430.22	16265.80
632	41383.89	16247.01
635	41416.43	16166.76
664	41454.41	16296.64
671	41505.11	16279.69
672	41685.77	16129.61
FP12	40981.57	15542.70
FP13	40870.20	15711.56
FP16	40824.33	16316.46
LC50	41029.67	16198.58
LC51	41067.41	15629.69
LC53	41111.40	15756.84
LC56	41138.59	15800.34
LC59	41557.74	16006.02
LC60	41268.07	15922.86
LC61	41415.43	15993.42



DENSITY CALCULATIONS

OVERALL SITE DATA	
Area	Net = 136.56 Ac.± Gross = 137.47 Ac.±
Zoning	DR-1 = 137.47 Ac.±
Dwelling Units Permitted	137.47 Ac.± x 1 = 137
Dwelling Units Proposed	Section One = 62 Section Two = 40 Sections Three A & Three B = 35
TOTAL	= 137
Open Space Required	Sections One & Two = Not Required Sections Three A & Three B = 35 Units x 850 S.F./Unit = 22,750 S.F.

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO WATER NOW ENTITLED, SHOWN HEREON, ARE RESERVED TO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
- STREETS AND/OR ROADS SHOWN HEREON AND THE INTENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THIS DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE, IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 28-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE CRD PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON SEPTEMBER 4, 1993.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE 100-YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT OR WETLANDS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS. (ELEV. +000.00')
- TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAYS, TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED.
- THIS SITE IS LOCATED IN THE GUNPOWDER SANITARY SEWERED.
- TOTAL AREA OF ROADS = 0.733 AC.±
- TOTAL AREA OF LOTS/PARCELS = 8.095 AC.±
- TOTAL AREA OF PLAT = 8.830 AC.±
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- A 25' BUFFER FROM ALL WETLANDS SHOWN HEREON IS ESTABLISHED BY COMAR 08.05.04.02. MONITOR, DISTURBANCE OF SOIL AND VEGETATION WITHIN THE BUFFER REQUIRES A PERMIT OR LETTER OF EXEMPTION FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- PARCELS ARE TO BE CONVEYED TO ADJACENT OWNER.
- PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY GERHOLD, CROSS & ETZEL, DATED APRIL 25, 1986.
- ANY 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT OR WETLAND SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

C. FRANKLIN ECK JR.
E.H.K.J.R. 5422/611

LOT 37 SPECIAL HEARING INFORMATION:
PROPERTY ADDRESS: #9 HARTS RUN COURT
SUBDIVISION NAME: BROOKVIEW FARMS SECTION TWO
PLATBOOK 65, FOLIO 148, LOT #37, SECTION TWO
CONTRACT PURCHASER: STEVEN E. AND GEAN MECONI
CURRENT OWNER: RYLAND HOMES

LOCATION INFORMATION:
COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 9
ZONING: DR-1
LOT SIZE: 0.628 ACRES OR 27,269 SQ. FT.
PUBLIC WATER AND SEWER PROVIDED
LOT 37 IS NOT IN CHESAPEAKE BAY CRITICAL AREA
LOT 37 HAS NO PRIOR ZONING HEARINGS

Final Plat:	99202-381
Public Services:	
Dev. Design:	8/2/93
Dev. Engineer:	8/2/93
Streets, Numbering:	8/2/93
Planning:	
Div. of Real Estate:	8/2/93
Assessments:	8/2/93

ZONING OFFICE USE ONLY	
REVIEWED BY: J.L.	ITEM #: 322
CASE #:	

**PLAT A
SECTION TWO
BROOKVIEW FARMS**
9th ELECTION DISTRICT
SCALE: 1"= 50'
BALTIMORE COUNTY, MARYLAND
JULY 7, 1993
PLAN TO ACCOMPANY SPECIAL HEARING FOR LOT 37

<p><i>J. J. Davis</i> Director of Environmental Protection and Resource Management APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING. <i>Paul J. Duff</i> Director of Public Works</p>	<p>10/10/93 Date 9/9/93 Date</p>	<p>NOI#: "Rounds and utilities, for which easements are laid out and shown hereon, have been designed under Maryland Registered Professional Engineer License No. 16870."</p>	<p>OWNER W. Gibbs McKenney, Charles F. Eck, Jr., Security Trust Co., N.A., Trustees under the Last Will and Testament of Viola B. Eck 1996 Cromwell Bridge Road Baltimore, MD 21234 Deed Ref.: E.H.K.J.R. 6544/22, E.H.K.J.R. 7252/472 TAX ACCT. No.: 09-05-15001, 20-00-010709</p>	<p>NOTE: COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations: X-4518 South Azimuth 56°05'40.2" To X-4514 X-4518 X-40643.23 E 18070.70 South Azimuth 56°05'40.2" To X-4514</p>	<p>OWNER'S CERTIFICATE The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of this plat and setting of the markers. <i>W. Gibbs McKenney</i> Security Trust Co., N.A., By: <i>Richard D. Adams</i> Vice President</p>	<p>SURVEYOR'S CERTIFICATE The undersigned, a Registered Surveyor of the State of Maryland, do hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared, in compliance with Subsection (c) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting the markers. <i>Michael T. McGuire</i> Michael T. McGuire, Property Line Surveyor No. 235-B Date 8/18/93</p>	<p>DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21206 410 286 3333 Fax 286 4705 Compiled by: HW Drawn by: JFS Checked by: JLS JOB No.: 82051.C1 10/5/198</p>
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34' MIN. BLDG. TO BLDG. IN R.T.A.

40' MIN. INDOOR TO INDOOR BLDG. TO BLDG.

34' MINIMUM BLDG. HT.

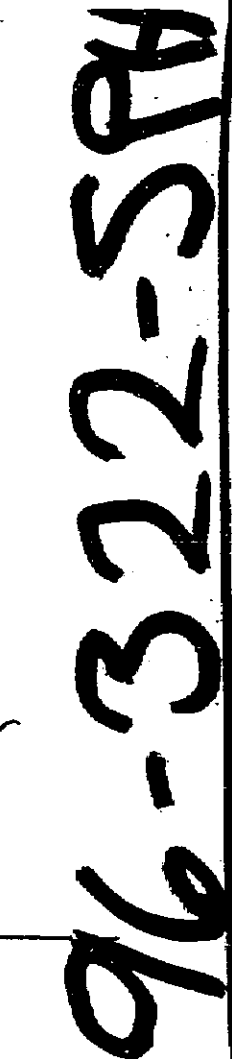
HIGHEST POINT OF ROOF

HIGHEST POINT OF GRADE

35
30
25
20
15
10
5
0

ELEVATION , SETBACK , HEIGHT
TO HEIGHT RELATIONSHIP DETAIL

NOT TO SCALE



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FEB 22 1996
MORRIS & BROTHERS
NEW YORK, N.Y.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(410) 875-1890 • (410) 836-7560

Fax: (410) 879-1820
SITE & GRADING PLAN
 FOR
BROOKVIEW FARMS
 SECTION TWO
 LOTS 20-28 & 34 - 40
 9TH ELECTION DISTRICT BALTIMORE, COUNTY, MD.
 FOR
RYLAND HOMES

DATE	REVISIONS
3-12-84	10X-11-60

S	JOB NO 9753
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112-34	10/ 82 - 30

DATE 5/6 10/EMERS/16000000/0	SCALE AS SHOWN
	DATE 1-28-94

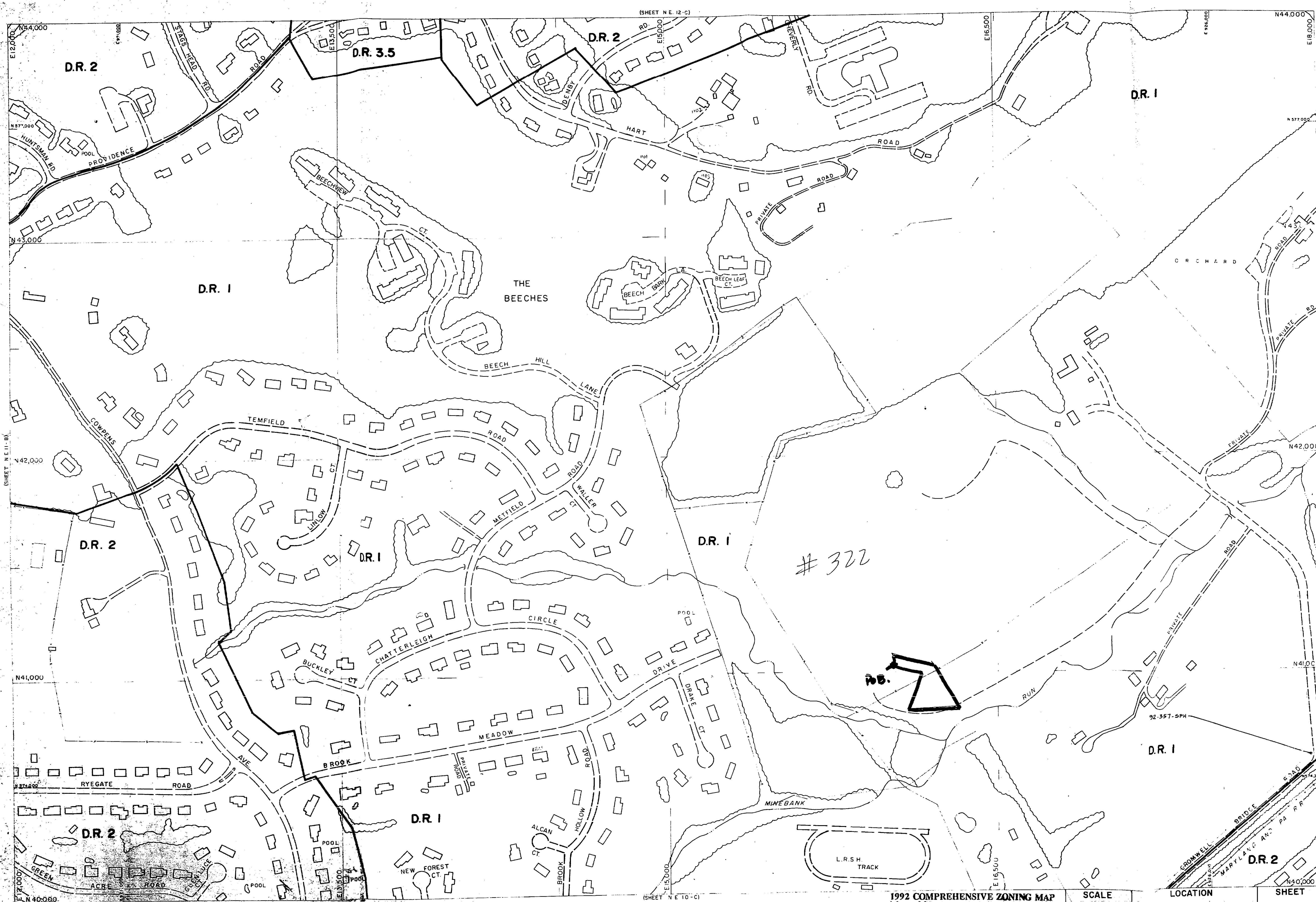
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DRAWN BY: F.B.I.

DESIGN BY: MURK.
REVIEW BY

--	--

SHEET: 3 OF 3



R-SW R-SE
N-NW N-NE

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
William A. Howard
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
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William A. Howard
Chairman, County Council

SCALE
1" = 200' ±
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
LIMEKILN HOLLOW

SHEET
N.E.
11-C

MICROFILMED

96-322-SPH